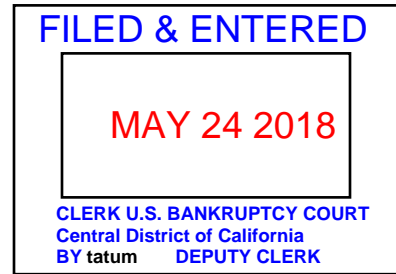


Larry D. Webb Sbn 229344
Law Offices of Larry Webb
484 Mobil; Suite 43
Camarillo, Ca 93010
Phone 805 987 1400:
Fax 805 987 2866
Email Webblaw@gmail.com
Attorney for Interested Party STELLA TAN



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

CHANGES MADE BY COURT

In re:

Grand View Financial LLC

Debtor.

Chapter 11

Case No. 2:17-bk-20125-RK

ORDER DENYING APPROVAL OF
DEBTOR'S NOTICE OF LISTING OF REAL
PROPERTY LOCATED AT 4525-4527
LINCOLN WAY, SAN FRANCISCO, CA
94122

Hearing:

Date: May 22, 2018

Time: 2:30 p.m.

Place: Courtroom 1675
255 E Temple Street
Los Angeles Ca 90012

On May 22, 2018 at 2:30 PM the Debtor's Notice of Listing of Real Property located at 4525-4527 Lincoln Way, San Francisco, CA 94122, which was opposed by Interested Party Stella Tan, came on regular notice for hearing in Courtroom 1675 of the United States Bankruptcy Court located at 255 East Temple Street, Los Angeles Ca 90012. Larry Webb appeared for Movant Stella Tan, Todd M. Arnold appeared for the debtor and debtor in possession, Grand View Financial LLC.

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1 The Court having reviewed and considered the Notice of listing, Opposition, Notice of
2 Hearing and Reply, denies approval of the notice of listing for the reasons stated in the
3 opposition and as stated by the court on the record that the notice of listing, a precursor to sale of
4 the property, is not a reasonable exercise of business judgment of the debtor in possession since
5 title is in dispute in pending litigation before this court, and therefore, the court orders as follows:

6 THE COURT HEREBY ORDERS:

- 7 1. The Notice of Listing for sale of the Real Property located at 4525-4527 Lincoln
8 Way, San Francisco, CA 94122 is disapproved.
9 2. Debtor may not list the Real Property located at 4525-4527 Lincoln Way, San
10 Francisco, CA 94122 for sale until the litigation of the title dispute, Adversary
11 Number 2:17-ap-01535-RK, is resolved by this court.
12 3. All real estate sale signage is ordered immediately removed from the real property
13 located at 4525-4527 Lincoln Way, San Francisco, CA 94122. Failure to
14 immediately remove the sale signage may be deemed a contempt of court and
15 may subject debtor and its agents to sanctions.

16 IT IS SO ORDERED.

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22 Date: May 24, 2018



23 Robert Kwan
24 United States Bankruptcy Judge
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